

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-075</u>	<u>ERNEST SISTRUNK</u>

APPLICANT: ERNEST SISTRUNK

- (1) MODIFICATION of Condition #2 of Resolution #Z-17-91, passed and adopted by the Board of County Commissioners, only as applied to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing Architectural drawings entitled 'G & G Oil Company,' as prepared by D. F. C., Inc., consisting of 6 sheets, dated 2/6/91 and landscape plans entitled 'G & G Oil Company,' as prepared by Kenneth E. Lones, Landscape Architect, consisting of 3 sheets dated 9/19/90 and last revised 2/6/91, and survey as prepared by Pulice Land Surveyors, Inc., dated 6-21-90, except as herein modified and as it pertains to the uses hereinafter approved."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Day Care and Offices for Ludlam Center,' as prepared by J. G. Dominguez, P. E., dated 2/9/04 and consisting of 7 sheets."

- (2) DELETION of a "Covenant Running with the Land In Lieu of Unity of Title" recorded in Official Record Book 15033, Pages 601 through 610 only as it applies to the subject property.
- (3) DELETION of a "Cross Access Easement Agreement," recorded in Official Record Book 15568, pages 3291 through 3304, and only as it applied to the subject property.
- (4) DELETION of Conditions #3, #4 & #8 of Resolution Z-17-91, passed and adopted by the Board of County Commissioners only as it applies to the subject property:

"3. That no openings be permitted in the north walls of the proposed structures on the easterly three lots."

"4. That no parking or paved area be permitted northerly of the north building walls of the proposed structures on the easterly three lots."

"8. That the applicants submit a cross-access agreement, suitable for recording and meeting with the approval of the Zoning Director, assuring cross-access through all four parcels."

The purpose of the requests is to permit the applicant to submit a revised site plan indicating a two-story building for a proposed day care center and offices, and to eliminate a requirement that all parcels have access through one site.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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HEARING NO. 04-9-CZ5-1 (04-75)

13-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: ERNEST SISTRUNK

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The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3 & 4, Block 1 of M & G SUBDIVISION, Plat book 142, Page 93.

LOCATION: Approximately 305' east of N.W. 67 Avenue & north of N.W. 169 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 31,859 sq. ft.

PRESENT ZONING: BU-1A (Business – Limited)